



महाराष्ट्र शासन राजपत्र

भाग एक-कोकण विभागीय पुरवणी

वर्ष १, अंक ८]

गुरुवार ते बुधवार, फेब्रुवारी २३-मार्च १, २०२३/फाल्गुन ४-१०, शके १९४४

[पृष्ठ ५४ किंमत रुपये : १४.००

प्राधिकृत प्रकाशन

शासकीय अधिसूचना, नेमणुका इत्यादी

पोलीस आयुक्त, बृहन्मुंबई यांजकडून

आदेश

(फौजदारी दंड प्रक्रिया संहिता, १९७३ च्या कलम १४४ अंतर्गत)

क्रमांक पोआ/११(६)/पंतप्रधानांचा मुंबई दौरा/१४४/(०१)/२०२३.— ज्याअर्थी, बृहन्मुंबई पोलीस आयुक्तालयाच्या स्थलसिमेत दिनांक १९ जानेवारी २०२३ रोजी, बीकेसी, एम.एम.आर.डी.ए. मैदान, मेट्रो मार्गिका क्र. ०७, गुंदवली स्टेशन ते मोगरापाडा मेट्रो स्टेशन या ठिकाणी मा. पंतप्रधान, भारत सरकार यांचा मुंबई दौरा आयोजित केलेला आहे. सदर दौऱ्याच्यावेळी दहशतवादी/समाजविरोधी घटक ड्रोन, पॅरा ग्लायडर, रिमोट कंट्रोल मायक्रोलाईट एअरक्राफ्टचा वापर करून हल्ला करू शकतात त्यामुळे मानवी जीवन, आरोग्य, सुरक्षितता आणि सार्वजनिक मालमत्तेला इजा होण्याचा गंभीर धोका निर्माण होऊ शकतो.

२. ज्याअर्थी, दिनांक १९ जानेवारी २०२३ रोजी बीकेसी, एम.एम.आर.डी.ए. मैदान, मेट्रो मार्गिका क्र. ०७, गुंदवली स्टेशन ते मोगरापाडा मेट्रो स्टेशन या ठिकाणी मा. पंतप्रधानांचा मुंबई दौरा आयोजित केलेला आहे. त्यावेळी, अतिमहत्वाच्या व्यक्ती, अधिकारी मोठ्या संख्येने एकत्र येणे अपेक्षित आहे. त्याकरिता मुंबई परिसरातील अवांछित कारवाया रोखण्यासाठी पुरेशी सुरक्षा तपासणी करणे आवश्यक आहे.

३. त्याअर्थी, मी विशाल ठाकूर, पोलीस उप आयुक्त (अभियान), बृहन्मुंबई तथा कार्यकारी दंडाधिकारी, मला फौजदार दंड प्रक्रिया संहिता, १९७३ (१९७४ चा कायदा II) च्या कलम १४४ नुसार प्रदान केलेल्या अधिकारांद्वारे बीकेसी, एम.एम.आर.डी.ए. मैदान, मेट्रो मार्गिका क्र. ०७, गुंदवली स्टेशन ते मोगरापाडा मेट्रो स्टेशन या ठिकाणी मा. पंतप्रधानांचा मुंबई दौऱ्याच्या पार्श्वभूमीवर असे आदेशीत करतो की, दिनांक १९ जानेवारी २०२३ रोजी बीकेसी पोलीस ठाणे, अंधेरी पोलीस ठाणे, जोगेश्वरी पोलीस ठाणे, मेघवाडी पोलीस ठाण्याच्या हद्दीत ड्रोन, पॅरा ग्लायडर, रिमोट कंट्रोल मायक्रोलाईट एअरक्राफ्ट क्रियांना प्रतिबंध राहील.

४. हा आदेश दिनांक १९ जानेवारी २०२३ च्या ००.०१ पासून ते दिनांक १९ जानेवारी २०२३ च्या २४.०० वाजेपर्यंत पूर्वी मागे घेतल्याशिवाय लागू राहील

५. या आदेशाचे उल्लंघन करणारी कोणतीही व्यक्ती भारतीय दंड संहिता, १८६० च्या कलम १८८ अंतर्गत दंडनीय असेल.

६. सर्व संबंधितांना वैयक्तिकरित्या नोटीस बजावली जाऊ शकत नसल्यामुळे, याद्वारे हा आदेश एकतर्फी पारित करण्यात आला आहे. लोकांच्या माहितीसाठी प्रेसद्वारे आणि सर्व पोलीस ठाणे, सर्व स.पो.आ., सर्व पो.उ.आ., महानगरपालिका प्रभाग कार्यालयांच्या सूचना फलकांवर आणि तहसील आणि प्रभाग कार्यालयात प्रती चिकटवून ते प्रसिद्ध केले जातील.

सदरचा आदेश माझ्या सही शिक्क्यानिशी आज दिनांक १६ जानेवारी २०२३ रोजी दिला आहे.

विशाल ठाकूर,

पोलीस उप आयुक्त, (अभियान),
तथा कार्यकारी दंडाधिकारी, बृहन्मुंबई.

BY THE COMMISSIONER OF POLICE, GREATER MUMBAI

Order

(UNDER SECTION 144 OF CRIMINAL PROCEDURE CODE, 1973)

No. CP/XI(6)/144 /Prime Minister Mumbai Visit/(1)/2023.— WHEREAS report has been received that due to the situation prevailing in the areas under control of the Commissioner of Police, Brihan Mumbai, it is apprehended that during the Prime Minister of India's Mumbai visit on 19th January 2023 at BKC MMRDA Ground, Metro Line No. 7, Gundvali Station to Mogradpada Metro Station that Terrorist/Anti social elements may attack using drone, para gliders, remote control microlight Aircraft and there is every likelihood breach of peace and disturbance of public tranquility and also there is grave danger to the human life, health, safety and injury to public property on that account.

2. AND WHEREAS on 19th January 2023, on the occasion of the Prime Minister of India's Mumbai visit at BKC MMRDA Ground, Metro Line No. 7, Gundvali Station to Mogradpada Metro Station, large number of VIPs, Various Officers in large numbers are expected to attend the program, It is necessary that some checks should be put on activities around, Mumbai. So that Terrorist/Anti-Social elements may not attack through drone, para gliders, remote control microlight aircraft and immediate action is necessary for the prevention of the same.

3. NOW THEREFORE, I, Vishal Thakur, Dy. Commissioner of Police, (Operations), Greater Mumbai and Executive Magistrate, *vide* powers conferred upon me u/sec 144 of the Criminal Procedure Code, 1973 (Act II of 1974), do hereby order that on 19th January 2023 in view of Prime Minister of India's Mumbai visit to BKC MMRDA Ground, Metro Line No. 7, Gundvali Station to Mogradpada Metro Station. No drone, para gliders, remote control microlight aircraft flying activities to be allowed in jurisdiction of BKC Police Station, Andheri Police Station, Meghwadi Police Station, Jogeshwari Police Station.

4. This order shall remain in force with effect from 00.01 hrs. of 19th January 2023 till 24.00 hrs. of 19th January 2023 unless withdrawn earlier.

5. Any person contravening this order shall be punishable under Section 188 of the Indian Penal Code, 1860.

6. As the notice cannot be served individually to all concerned, the order is hereby passed *ex-parte*. It shall be published for the information of public, through press and by affixing copies on the Notice Boards of the Police Stations, Divisional ACsP, Zonal DCsP, Municipal Ward offices, and by affixing copies at Tahsil and Ward offices.

Given under my hand and seal on this 16th day of January 2023 at Mumbai.

VISHAL THAKUR,
Dy. Commissioner of Police (Operations),
and Executive Magistrate,
Greater Mumbai.

पोलीस उप आयुक्त, विशेष शाखा, ठाणे यांजकडून

अधिसूचना

क्रमांक विशा/मनाई आदेश/०२/२०२३.— ज्याअर्थी, ठाणे पोलीस आयुक्तालयाच्या हद्दीत विविध राजकीय पक्ष, सामाजिक संघटना इत्यादीकडून जनतेच्या विविध मागण्यांसाठी मोर्चे, आंदोलने, निदर्शने, घेरावे, धरणे, सभा, उपोषणे इ. कार्यक्रमांचे आयोजन केले जाण्याची शक्यता आहे. दिनांक २३ जानेवारी २०२३ रोजी नेताजी सुभाष जयंती, बाळासाहेब ठाकरे जयंती, दिनांक २५ जानेवारी २०२३ श्री गणेश जयंती (माघी गणपती), दिनांक २६ जानेवारी २०२३ गणराज्य दिन/प्रजासत्ताक दिन, वसंत पंचमी, दिनांक ३० जानेवारी २०२३ रोजी महात्मा गांधी पुण्यतिथी, दिनांक १ फेब्रुवारी २०२३ रोजी (झेंडा सलामी), हाजीमलंग उरुस सुरुवात असे सण/उत्सव संपन्न होणार आहेत व महाराष्ट्र तंत्रशिक्षण मंडळाच्या अभियांत्रिकी हिवाळी पदविका परीक्षा २०२३ या दिनांक ५ जानेवारी २०२३ ते २५ जानेवारी २०२३ या दरम्यान होणार आहेत.

सदर घटनांच्या अनुषंगाने माझी खात्री झाली आहे की, ठाणे पोलीस आयुक्तालयाच्या हद्दीत सार्वजनिक शांतता व सुव्यवस्था अबाधित राखण्याकामी प्रतिबंधक आदेश जारी करणे आवश्यक आहे.

त्याअर्थी, मी डॉ. श्रीकांत परोपकारी, पोलीस उप आयुक्त, विशेष शाखा, ठाणे शहर, आम्हांस पोलीस आयुक्त, ठाणे शहर यांना महाराष्ट्र पोलीस अधिनियम, १९५१ चे कलम ३७ (१) व (३) अन्वये असलेले अधिकार त्यांनी कार्यालयीन आदेश जावक क्रमांक CP/SB/ORDERS/87/2022, DATE 07/04/2022 अन्वये प्रदान केल्याने त्या अधिकाराचा वापर करून ठाणे पोलीस आयुक्तालय परिसरात जीवित व वित्त सुरक्षित राहण्यासाठी आणि कायदा व सुव्यवस्था राखण्यासाठी खालील कृत्यांना मनाई आदेश देत आहे.

(१) शस्त्रे, सोटे, तलवारी, भाले, दंड, बंदुका, लाठ्या किंवा शरीरास इजा करण्यासाठी वापरण्यात येईल अशी कोणतीही वस्तू बरोबर वाहून नेणे, बाळगणे, जमा करणे व तयार करणे.

(२) दगड किंवा क्षेपणास्त्रे किंवा फेकावयाची उपकरणे किंवा साधने बरोबर नेणे, जमा करणे व तयार करणे.

(३) कोणताही दाहक किंवा स्फोटक पदार्थ आणि द्रव बाळगणे, बरोबर नेणे.

(४) सार्वजनिक रितीने घोषणा देणे, गाणी म्हणणे, वाद्य वाजविणे इत्यादी.

(५) कोणत्याही इसमाचे चित्राचे / प्रतिकात्मक प्रेताचे किंवा पुढाऱ्यांच्या चित्राचे/प्रतिमेचे प्रदर्शन व दहन करणे.

(६) सभ्यता अगर नितीमत्ता यास धोका पोहोचेल किंवा राज्यातील शांतता धोक्यात येईल किंवा ज्यामुळे राज्य शासन उलथून पडेल अशी भाषणे, हावभाव, चित्रफलक, प्रदर्शित करणे.

(७) पाच किंवा पाचापेक्षा अधिक लोकांनी एकत्र जमणे, जाहीर सभा घेणे, मिरवणुका काढणे, घोषणा, प्रतिघोषणा देणे इत्यादी कृत्ये.

वरील मनाई आदेश खालील व्यक्तींना लागू राहणार नाहीत. जो कोणी इसम सरकारी नोकर आहे, किंवा ज्यास वरिष्ठांच्या आदेशानुसार कर्तव्य निमित्ताने शस्त्रे घेणे भाग पडेल, किंवा ज्यास अधिकार प्रदान केलेल्या अधिकाऱ्याने सूट दिलेली आहे.

सदर आदेश खालील मिरवणुका व जमावास लागू राहणार नाहीत.

(१) लग्न कार्यासाठी जमलेले लोक.

(२) प्रेत यात्रा व अंत्यसंस्कारासाठी काढण्यात आलेल्या मिरवणुका.

(३) सरकारी/निमसरकारी कामासाठी कोर्ट, कचेऱ्या येथे जमलेले लोक.

(४) सरकारी संस्था, शैक्षणिक संस्था या ठिकाणी जमलेला जनसमुदाय.

(५) पोलीस आयुक्त व त्यांनी प्रदान केलेल्या पोलीस अधिकाऱ्यांनी परवानगी दिलेल्या सभा/मिरवणुका.

(६) सर्व शासकीय/निमशासकीय कर्मचारी हे कर्तव्य पार पाडीत असलेले ठिकाण.

सदर मनाई आदेश दिनांक २० जानेवारी २०२३ रोजी ००-०१ वाजेपासून दिनांक ३ फेब्रुवारी २०२३ रोजी २४-०० वाजेपर्यंत अंमलात राहील. वरील मनाई आदेशाचा भंग करणाऱ्या विरुद्ध महाराष्ट्र पोलीस अधिनियम, १९५१ चे कलम १३५ प्रमाणे कारवाई करण्यात येईल.

ठाणे,
दिनांक १८ जानेवारी २०२३.

डॉ. श्रीकांत परोपकारी,
पोलीस उप आयुक्त, विशेष शाखा,
ठाणे शहर.

पोलीस उप आयुक्त, विशेष शाखा, ठाणे शहर यांजकडून

वाचले. — (१) भारत निवडणूक आयोगाचे प्रसिद्धी पत्रक क्र. ECI/PN/101/2022, dated 29th December 2022

आदेश

क्रमांक ठाआ/विशा/कोविशिमसंनि/मनाई आदेश/०२/२०२३. — ज्याअर्थी उपोद्घातातील अनु. क्र. १ मधील अधिसूचनेनुसार द्विवार्षिक निवडणूक - २०२२ शिक्षक मतदार संघ कोकण विभागातील निवडणुकीचा कार्यक्रम जाहीर केला आहे. ठाणे जिल्ह्यात आदर्श आचारसंहिता दिनांक २९ डिसेंबर २०२२ रोजीपासून लागू झाली आहे. दिनांक ५ जानेवारी २०२३ पासून ते दिनांक १२ जानेवारी २०२३ रोजी नामनिर्देशन पत्रे दाखल करणे व दिनांक १३ जानेवारी २०२३ रोजी नामनिर्देशन पत्राची छाननी होऊन दिनांक १६ जानेवारी २०२३ रोजी उमेदवारी अर्ज मागे घेण्याची अंतिम दिनांक राहणार आहे. मतदान दिनांक ३० जानेवारी २०२३ रोजी होणार असून मतदानाची वेळ सकाळी ०८-०० ते ०४-०० वा. पर्यंत असून दिनांक २ फेब्रुवारी २०२३ रोजी मतमोजणी होणार आहे. दिनांक ४ फेब्रुवारी २०२३ रोजी निवडणूक प्रक्रिया पूर्ण होणार आहे.

ज्याअर्थी, विविध राजकीय पक्ष प्रचारासाठी झेंडे उभारणे, बॅनर्स, कापडी फलक, पोस्टर्स लावणे, नोटिसा चिटकविणे, घोषणा लिहिणे, घोषणा देणे, कमान, पताका, कटआउट लावणे व चिन्हे वापरतात, त्यामुळे अनेक वेळा दोऱ्या, काठ्या व तत्सम भाग रस्त्यावर आडवा येऊन रहदारीस अडथळा होतो. प्रचाराचे कालावधीत अशा किरकोळ कारणावरून वाद निर्माण होऊन पक्ष कार्यकर्त्यांमध्ये असंतोषाचे वातावरण तयार होते. त्यामुळे कायदा व सुव्यवस्थेचा प्रश्न निर्माण होऊन सार्वजनिक शांततेचा भंग होऊ शकतो.

ज्याअर्थी ठाणे पोलीस आयुक्तालयातील सर्व पोलीस स्टेशन हद्दीत कोकण विभाग शिक्षक मतदारसंघाच्या निवडणुकीच्या अनुषंगाने जनजीवन सुरळीत राहण्यासाठी सार्वजनिक शांतता व सुव्यवस्था जोपासण्यासाठी तसेच कोणताही कायदा व सुव्यवस्थेचा प्रश्न निर्माण होऊन सामाजिक तेढ निर्माण होऊ नये याकरिता मनाई आदेश निर्गमित करण्याची आवश्यकता असल्याची माझी खात्री झाली आहे.

त्याअर्थी, उपरोक्त परिस्थितीत मी, डॉ. श्रीकांत परोपकारी, पोलीस उप आयुक्त, विशेष शाखा, ठाणे शहर आम्हास पोलीस आयुक्त, ठाणे शहर यांना फौजदारी प्रक्रिया संहिता, १९७३ चे कलम १४४ अन्वये प्रदान करण्यात आलेले अधिकार त्यांनी कार्यालयीन आदेश जावक क्र. CP/SB/ORDERS/87/2022, DATE 7th April 2022 अन्वये प्रदान केल्याने त्या अधिकाराचा वापर करून निवडणूक कार्यक्षेत्रात महाराष्ट्र पोलीस अधिनियम कलम ३३ (१) (प) अन्वये रहदारीस अडथळा होईल किंवा उजेड व हवा निर्वोधपणे येण्यास प्रतिबंध होईल अशा रितीने कोणत्याही सार्वजनिक रस्ता व सार्वजनिक जागेवर बॅनर्स लावणे, फलक लावणे, खांबावर झेंडे लावणे यांस ठाणे पोलीस आयुक्तालयातील सर्व पोलीस स्टेशन हद्दीत सदर निवडणूक प्रक्रिया संपेपर्यंतच्या कालावधीसाठी मी प्रतिबंध करीत आहे.

सदर निवडणुकीचे काळात कोणत्याही उमेदवाराने खाजगी इमारत अथवा आवारात पोस्टर, झेंडे, बॅनर्स, कापडी फलक लावणे, नोटिसा चिटकविणे, घोषणा लिहिणे इत्यादीचा वापर करावयाचा असल्यास त्यांनी प्रथम जागा मालकाची लेखी परवानगी घेणे बंधनकारक आहे. अशी लेखी परवानगी संबंधित पोलीस स्टेशनला दाखवून पोलिसांचा ना-हरकत दाखला घेणेदेखील बंधनकारक राहील अशा रितीने खाजगी जागेवर लावलेले बॅनर्स, पोस्टर्स इत्यादीमुळे रहदारीस अडथळा होणार नाही, उजेड हवा अडवली जाणार नाही हे पाहणे त्या उमेदवाराला बंधनकारक राहील.

मी सूचना देतो की, संबंधित वरिष्ठ पोलीस निरीक्षक यांनी सदरहू आदेशाच्या प्रती निवडणूक कार्यक्षेत्रात सहज दिसणाऱ्या सार्वजनिक ठिकाणी चिटकवून तसेच ध्वनीक्षेपकाद्वारे सदर आदेश प्रसारित करावा व तशा पोलीस ठाणे दैनंदिनीत नोंदी घ्याव्यात.

सदरचा मनाई आदेश दिनांक १६ जानेवारी २०२३ रोजी ००-०१ वा. पासून ते दिनांक ४ फेब्रुवारी २०२३ रोजी २४-०० वा. पावेतो लागू राहील. सदर मनाई आदेशाचा भंग करणाऱ्या विरुद्ध महाराष्ट्र पोलीस अधिनियम, १९५१ चे कलम १३१ प्रमाणे कारवाई करण्यात येईल.

सदर आदेश आज दिनांक १३ जानेवारी २०२३ रोजी माझे सही शिक्क्यानिशी जारी केलेला आहे.

डॉ. श्रीकांत परोपकारी,
पोलीस उप आयुक्त,
विशेष शाखा, ठाणे शहर.

**BY THE DEPUTY POLICE COMMISSIONER SPECIAL BRANCH,
THANE CITY**

(U/S 144 of Criminal Procedure Code)

Order

No. CP/S.B./NAXAL/ATC/01/2023.— WHEREAS, information has been received that due to the situation prevailing in the areas of Police Station under the control of Commissioner of Police Thane, it is apprehended that terrorist/anti social elements may seek hide-out in the residential area and/or misuse internet facility or other facilities in cyber cafe and/or misuse SIM cards sold by retailers and/or misuse second-hand vehicles or automobiles sold by dealers in the area of Thane Commissionerate and there is every likelihood of breach of peace and disturbance of public tranquility causing grave danger to human life and safety as well as injury to the public property.

AND THEREFORE, I, Dr. Shrikant Paropkari, Deputy Police Commissioner, Special Branch, Thane City, in exercise of powers conferred upon me by The Commissioner of Police Thane *vide* his office order No. OW No. CP/SB/ORDERS/87/2022, dated 7th April 2022 under Section 144 of Code of Criminal Procedure, 1973 (NO.2 of 1974) do hereby order that;

1. No landlord, owner/person in charge of the property, falling under the jurisdiction of area in Police Station controlled by Commissioner of Police, Thane City, shall lease/rent out any accommodation to any person unless he has furnished the particulars of such tenant of that property *viz.* flat, room, bungalow, etc. to the concerned Police Station. No landlord/owner/person in charge of the property falling under the jurisdiction of area in Police Station controlled by Commissioner of Police, Thane City Shall lease/rent out any accommodation/property to any person unless or until lessee submits the identity proof.

2. All persons who intend to take accommodation on rent shall inform in writing in this regard to the Senior Police Inspector concerned in whose jurisdiction the premises falls. The persons dealing in property business (*i.e* Brokers, Estate Agents etc.) shall also inform in writing to the Senior Police Inspector concerned in whose jurisdiction the premises falls about the particulars of the said tenant(s).

3. If the person to whom the accommodation is let/sublet/rent out is Foreigner then the owner and the Foreigner shall furnish his/her Name, Nationality, Passport details *i.e* place and date of issue, validity, Visa details *i.e* Visa no, category, place and date of issue, validity, whether he /she is registered if so, Registration place and no. and reason for stay in city.

4. Cyber Cafe owners/proprietors/operators shall not allow any person to use internet facility or other facility in the Cyber Cafe unless or until the person wishing to utilize facility submit the identity proof, prescribed in the Cyber Cafe rules and regulation and also follow the rules and regulation precisely. Cyber Cafe owners/proprietors/operators shall maintain a register mentioning details of name, address, date and time of all those visiting the Cyber Cafe with their Identity proof. Also suspected activities shall be brought to the notice of Police Station in charge.

5. SIM Card retailers shall maintain the following records at their end;

(a) The retailer shall strictly follow the guidelines issued by DOT (Department of Telecommunication) and comply to the KYC guidelines while conducting the business of sale of prepaid or post-paid SIM cards.

(b) Details of SIM cards sold shall be maintained in a proper register mentioning details of name, address-proof and photo identity proof. This register, whenever called for verification shall be made available to the Law Enforcement Authorities.

6. Dealers of second hand cars automobiles shall maintain a list of all Persons from whom they purchase/sell the cars/automobiles along with address proof and details of vehicles purchased/sold such as chassis number, engine number, R.T.O. registration number etc.

7. This order shall come into force *w.e.f.* 25th January 2023 to 25th March 2023 (both days inclusive).

Any person contravening this order shall be prosecuted under section 188 of Indian Penal Code, 1860.

६ महाराष्ट्र शासन राजपत्र भाग एक—कोकण विभागीय पुरवणी, गुरुवार ते बुधवार, फेब्रुवारी २३-मार्च १, २०२३/फाल्गुन ४-१०, शके १९४४

Since the Notice, due to the shortage of time, cannot be served individually to all concerned, the order is hereby passed *ex-parte*. It shall be published for information of public through press, by affixing the copies on the Notice Boards of office of Sr.Pls, ACsP, D.Cs.P. and the copies to be furnished to all, *i.e.* TMC, KDMC, Bhiwandi-Nizampur Municipal Corp., Ulhasnagar Municipal Corp., Ambernath and Badlapur Nagarpalika Offices in Thane Commissionerate and by affixing the copies at conspicuous place in the locality. Officers will also promulgate this order as per provision of Section 163 of Maharashtra Police Act.

Thane,
dated 23rd January 2023.

DR. SHRIKANT PAROPKARI,
Deputy Police Commissioner
Special Branch, Thane City,
For Commissioner of Police, Thane.

**उप निबंधक, सहकारी संस्था, मुंबई पश्चिम उपनगरे, मुंबई गृहनिर्माण व
क्षेत्रविकास मंडळ, म्हाडा, मुंबई यांजकडून**

- वाचावे. —** (१) महाराष्ट्र सहकारी संस्था अधिनियम, १९६० चे कलम १७ व त्याखालील नियम १६ मधील तरतूद.
(२) प्रभाकर को-ऑप. हौ. सोसा. लि., अक्षय प्लॉट नं. १५, के. सी. मार्ग, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० यांचा दि. १५/१२/२०२१ रोजीचा प्रस्ताव.
(३) गव्हर्नमेंट ऑफिसर्स श्रम विकास को-ऑप. हौ. सोसा. लि., प्लॉट नं. १४, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० यांचा दि. १५/१२/२०२१ रोजीचा प्रस्ताव.
(४) या कार्यालयाचे महाराष्ट्र सहकारी संस्था अधिनियम, १९६० चे कलम १७(१) अन्वयेचा दि. २४/१२/२०२१ रोजीचा आदेश.
(५) मुख्याधिकारी यांचे दि. ०१/०२/२०२२ रोजीचे नाहरकत पत्र.

आदेश

क्रमांक मुंमं/उपनि/ ससं. (मुं.प.उ.)/१७ व १६/एकत्रीकरण/१५७/२०२३. — महाराष्ट्र सहकारी संस्था अधिनियम, १९६० चे कलम १७ व नियम १६ अन्वये मला प्राप्त झालेल्या अधिकारान्वये मी, आदिनाथ दगडे, प्रभाकर को-ऑप. हौ. सोसा. लि., अक्षय प्लॉट नं. १५, के. सी. मार्ग, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० आणि गव्हर्नमेंट ऑफिसर्स श्रम विकास को-ऑप. हौ. सोसा. लि., प्लॉट नं. १४, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० या संस्थांच्या विलिनीकरणाच्या दिनांक २४ डिसेंबर २०२१ रोजीचे पूर्व परवानगीचे आदेश कायम करित आहे. तसेच प्रभाकर को-ऑप. हौ. सोसा. लि., अक्षय प्लॉट नं. १५ के. सी. मार्ग, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० आणि गव्हर्नमेंट ऑफिसर्स श्रम विकास को-ऑप. हौ. सोसा. लि., प्लॉट नं. १४, बांद्रा रिक्लेमेशन, बांद्रा (प.), मुंबई ४०० ०५० या संस्थांची महाराष्ट्र सहकारी संस्था अधिनियम, १९६० चे कलम २१ अन्वये नोंदणी रद्द करून सदर एकत्रीकरणानंतर नियोजित डीएलएच सिग्नेचर को-ऑप. हौ. सोसा. लि. या संस्थेची नोंदणी करण्यास मान्यता देत आहे.

सदरचे अंतिम आदेश आज दिनांक १२ जानेवारी २०२३ रोजी माझ्या सही/शिक्क्यानिशी देत आहे.

आदिनाथ दगडे,

उप निबंधक,

सहकारी संस्था, मुंबई पश्चिम उपनगरे,
मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, म्हाडा, मुंबई.

पोलीस आयुक्त, बृहन्मुंबई यांजकडून

आदेश

क्रमांक पोआ/११ (६)/(०२)/ए.पी./३७(३)/१०(२)/२०२३.— ज्याअर्थी, विविध स्रोतांकडून मिळालेल्या माहितीच्या आधारे, शांतता व सार्वजनिक सुव्यवस्था भंग होण्याची शक्यता आहे आणि मानवी जीवन आणि मालमत्तेचे नुकसान यास गंभीर धोका आहे.

त्याअर्थी, पोलीस आयुक्त, बृहन्मुंबई यांच्या नियंत्रणाखालील भागात सार्वजनिक शांतता बिघडवणे आणि मानवी जीवितास धोका आणि मालमत्तेची हानी आणि कोणत्याही प्रकारची दंगल रोखण्यासाठी पाच किंवा अधिक व्यक्तींच्या हालचाली आणि बेकायदेशीर एकत्र येण्यावर प्रतिबंध घालण्यासाठी प्रतिबंधात्मक आदेश जारी करणे हिताचे मानले जाते.

आता, म्हणून, मी, विशाल ठाकूर, पोलीस उप आयुक्त (अभियान), बृहन्मुंबई, महाराष्ट्र पोलीस अधिनियम, १९५१ (१९५१ चा महा. अधिनियम XXII) च्या कलम १० मधील पोट-कलम (२) सह कलम ३७ मधील पोट-कलम (३) द्वारे मला बहाल केलेल्या अधिकारांचा वापर करताना, याद्वारे २० जानेवारी २०२३ रोजी ००-०१ वाजलेपासून सुरू होणाऱ्या आणि ३ फेब्रुवारी २०२३ रोजी २४-०० वाजता संपणाऱ्या १५ दिवसांसाठी संपूर्ण बृहन्मुंबई शहरात खालील प्रतिबंध लागू करीत आहे.

- (१) पाच किंवा अधिक व्यक्तींच्या कोणत्याही संमेलनास प्रतिबंध.
- (२) कोणत्याही व्यक्तीची कोणतीही मिरवणुक आणि
- (३) कोणत्याही मिरवणुकीत लाऊडस्पीकर, वाद्ये, वाद्य बँड आणि फटाके फोडण्याचा कोणताही वापर.

आदेशात समाविष्ट असलेल्या मनाईसाठी खालीलप्रमाणे सूट देण्यात आली आहे.

- (अ) सर्व प्रकारचे विवाह समारंभ इ.
- (ब) अंत्यसंस्कार सभा आणि स्मशानभूमी / दफन स्थळांच्या मार्गावर मिरवणूक.
- (क) कंपन्या, क्लब, सहकारी संस्था, इतर संस्था आणि संघटनांची कायदेशीर बैठका.
- (ड) सामाजिक मेळावे आणि क्लब, सहकारी संस्था, इतर सोसायट्या आणि संघटना यांचे सामान्य व्यवहार करण्यासाठी त्यांची बैठक.
- (ई) चित्रपटगृहे, नाटकगृहे किंवा सार्वजनिक करमणुकीच्या कोणत्याही ठिकाणी किंवा त्याभोवती चित्रपट, नाटक किंवा कार्यक्रम पाहण्याच्या उद्देशाने संमेलने.
- (फ) सरकारी किंवा निम-शासकीय कार्ये पार पाडण्यासाठी सरकारी आणि स्थानिक स्वराज्य संस्थांची कायदे न्यायालये आणि कार्यालयांमध्ये किंवा त्याभोवती लोकांचे संमेलन.
- (ग) शैक्षणिक उपक्रमांसाठी शाळा, महाविद्यालये आणि इतर शैक्षणिक संस्थांमध्ये किंवा त्यांच्या आसपास संमेलने.
- (घ) कारखाने, दुकाने आणि आस्थापनांमध्ये सामान्य व्यापार, व्यवसाय आणि आवाहनासाठी संमेलने.
- (ह) अशा इतर संमेलने आणि मिरवणुकी, ज्यांना विभागीय पोलीस उप आयुक्त, बृहन्मुंबई आणि त्यांचे पर्यवेक्षक अधिकारी यांनी परवानगी दिली आहे.

वरील नमूद केलेल्या कालावधीनंतर जरी या आदेशाची मुदत संपली तरी

- (अ) कोणताही तपास किंवा कायदेशीर कार्यवाही सुरू केली जाऊ शकते, चालू ठेवली जाऊ शकते किंवा लागू केली जाऊ शकते.
- (ब) या आदेशाच्या कोणत्याही उल्लंघनाच्या संदर्भात झालेला कोणताही दंड, शिक्षा, जप्ती हा आदेश कालबाह्य झाला नसल्याप्रमाणे लागू केली जाऊ शकते.

मी पुढे असे निर्देश देतो की, हा आदेश बृहन्मुंबईत सार्वजनिक ठिकाणे, न्यायालये, सरकारी कार्यालये यांच्या सुस्पष्ट भागांमध्ये त्याच्या प्रती चिकटवून आणि लाऊडस्पीकर किंवा मेगाफोनच्या माध्यमातून तसेच उपलब्ध असलेल्या कोणत्याही स्वरूपात प्रसारमाध्यमांद्वारे प्रसिद्ध करून प्रकाशित केला जाईल.

सदरचा आदेश माझ्या सही शिक्क्यानिशी आज दिनांक १९ जानेवारी २०२३ रोजी दिला आहे.

विशाल ठाकूर,

पोलीस उप आयुक्त (अभियान)
तथा कार्यकारी दंडाधिकारी, बृहन्मुंबई.

OFFICE OF THE COMMISSIONER OF POLICE, BRIHAN MUMBAI

Order

No. CP/XI (6)/(02)/A.P./37(3)/10(2)/2023.— Whereas, based on the information received from various sources, it is apprehended that there is likelihood of breach of peace and disturbance of public tranquility and also there is grave danger to human lives and loss of properties. On that account, it is considered expedient to issue prohibitory order for restricting movement and unlawful assembly of five or more persons for prevention of breach of peace, disturbance to public tranquility and danger to human lives and loss of properties and to prevent any kind of riot or affray in the areas under the control of Commissioner of Police, Brihan Mumbai.

Now, therefore, I, Vishal Thakur, Dy. Commissioner of Police (Operations), Brihan Mumbai in exercise of the powers conferred upon me by sub-section (3) of section 37 read with sub-section (2) of section 10 of the Maharashtra Police Act, 1951 (Mah. Act XXII of 1951), do hereby prohibit for the period commencing from 00-01 hours on 20th January 2023 and ending at 24-00 hours on 3rd February 2023 throughout the City of Brihan Mumbai,—

(i) Any assembly of five or more persons.

(ii) Any procession of any persons and

(iii) Any use of loudspeakers, amplifying instruments, musical band and bursting of crackers in any procession by the assembly.

The prohibition contained in the order is exempted for :—

(a) Marriage ceremony and matrimonial functions etc.

(b) Funeral assemblies and procession on way to crematoriums/burial places.

(c) Statutory meeting of companies, clubs, co-operative societies, other societies and associations.

(d) Social gathering and meeting of clubs, co-operative societies, other societies and associations to transact their normal business.

(e) Assemblies in or around Cinema houses, theatres or any place of public amusement for the purpose of watching films, dramas or performances as the case may be.

(f) Assemblies in or around courts of law and offices of the Government and local bodies in discharge of Governmental or Semi-Governmental functions.

(g) Assemblies in or around schools, colleges and other educational institutions for academic activities.

(h) Assemblies in factories, shops and establishments for normal trade, business and callings.

(i) Such other assemblies and the processions as may be permitted by Zonal Deputy Commissioners of Police, Brihan Mumbai and their supervisory officers.

Notwithstanding the expiration of this order after the period here in above mentioned.

(a) Any investigation or legal proceeding may be instituted, continued or enforced.

(b) Any penalty, forfeiture of punishments incurred in respect of any contravention of this Order may be imposed as if this order had not expired.

I further direct that this order will be published and promulgated in Brihan Mumbai by affixing copies thereof, in conspicuous part of public places, courts, Govt. Offices and by proclaiming the same through loudspeakers or megaphones as well as publishing through media of whatever form available.

Given under my hand and seal on the 19th day of the January, 2023.

VISHAL THAKUR,
Dy. Commissioner of Police (Operations)
and Executive Magistrate,
Greater Mumbai.

पोलीस आयुक्त, बृहन्मुंबई यांजकडून

आदेश

(फौजदारी दंड प्रक्रिया संहिता, १९७३ च्या कलम १४४ अंतर्गत)

क्रमांक पोआ/११(६)/प्रजासत्ताक दिन/१४४/(०१)/२०२३.— ज्याअर्थी, बृहन्मुंबई पोलीस आयुक्तालयाच्या स्थलसिमेत शिवाजी पार्क, दादर, मुंबई येथे प्रजासत्ताक दिनाच्या निमित्ताने आयोजित केलेल्या परेड समारंभावेळी दहशतवादी/समाजविरोधी घटक हवाई मार्गाचा वापर करून हल्ला करू शकतात त्यामुळे मानवी जीवन, आरोग्य, सुरक्षितता आणि सार्वजनिक मालमत्तेला इजा होण्याचा गंभीर धोका निर्माण होऊ शकतो.

२. ज्याअर्थी, शिवाजी पार्क, दादर, मुंबई येथे प्रजासत्ताक दिन निमित्त परेड समारंभाच्या वेळी, नागरिक मोठ्या संख्येने उत्सवासाठी एकत्र येणे अपेक्षित आहे. त्याकरिता शिवाजी पार्क, दादर, मुंबई परिसरातील अवांछित कारवाया रोखण्यासाठी पुरेशी सुरक्षा तपासणी करणे आवश्यक आहे.

३. त्याअर्थी, मी, विशाल ठाकूर, पोलीस उप आयुक्त (अभियान), बृहन्मुंबई तथा कार्यकारी दंडाधिकारी, मला फौजदार दंड प्रक्रिया संहिता, १९७३ (१९७४ चा कायदा II) च्या कलम १४४ नुसार प्रदान केलेल्या अधिकारांद्वारे प्रजासत्ताक दिन निमित्त परेड समारंभाच्या पार्श्वभूमीवर असे आदेशीत करतो की, शिवाजी पार्क, दादर, मुंबई येथे दिनांक २६ जानेवारी २०२३ रोजी शिवाजी पार्क पोलीस ठाण्याच्या हद्दीत कोणत्याही उड्डाण क्रियांना प्रतिबंध राहील.

४. हा आदेश दिनांक २६ जानेवारी २०२३ च्या ००-०० वाजलेपासून ते २४-०० वाजेपर्यंत पूर्वी मागे घेतल्याशिवाय लागू राहील.

५. या आदेशाचे उल्लंघन करणारी कोणतीही व्यक्ती भारतीय दंड संहिता, १८६० च्या कलम १८८ अंतर्गत दंडनीय असेल.

६. सर्व संबंधितांना वैयक्तिकरित्या नोटीस बजावली जाऊ शकत नसल्यामुळे, याद्वारे हा आदेश एकतर्फी पारित करण्यात आला आहे. लोकांच्या माहितीसाठी प्रेसद्वारे आणि सर्व पोलीस ठाणे, सर्व स.पो.आ., सर्व पो.उ.आ., महानगरपालिका प्रभाग कार्यालयांच्या सूचना फलकांवर आणि तहसील आणि प्रभाग कार्यालयात प्रती चिकटवून ते प्रसिद्ध केले जातील.

सदरचा आदेश माझ्या सही शिक्क्यानिशी आज दिनांक २३ जानेवारी, २०२३ रोजी दिला आहे.

विशाल ठाकूर,
पोलीस उप आयुक्त (अभियान)
तथा कार्यकारी दंडाधिकारी,
बृहन्मुंबई.

BY THE COMMISSIONER OF POLICE, GREATER MUMBAI

Order

(UNDER SECTION 144 OF CRIMINAL PROCEDURE CODE, 1973)

No. CP/XI(6)/144/ Republic Day/(1)/2023.— Whereas, it is Possible that, during the Ceremonial Parade and public programme on the Occasion of “REPUBLIC DAY” at Shivaji Park, Dadar, Mumbai, the Terrorist / Anti Social elements may try to use the air space for breach of peace and disturbance of public tranquility and there may be grave danger to the human life, safety and damage to public property on that account.

2. And whereas, large numbers of people are expected to gather for the Republic Day celebrations, it is necessary that adequate security checks should be put in place to prevent unwanted activities around Shivaji Park area in Dadar, Mumbai.

3. Now therefore, I, Vishal Thakur, Dy. Commissioner of Police (Operations), Greater Mumbai and Executive Magistrate, vide powers conferred upon me u/sec 144 of the Criminal Procedure Code, 1973 (Act II of 1974), do hereby order that in view of the Ceremonial Parade and public programme on the Occasion of “REPUBLIC DAY” at Shivaji Park, Dadar, Mumbai, NO FLYING activity be allowed in the jurisdiction of Shivaji Park Police Station during “REPUBLIC DAY” on 26th January 2023.

4. This order shall remain in force with effect from 00-00 hrs. to 24-00 hrs. of 26th January 2023 unless withdrawn earlier.

5. Any person contravening this order shall be punishable under Section 188 of the Indian Penal Code, 1860.

6. As the notice cannot be served individually to all concerned, the order is hereby passed ex-parte. It shall be published for the information of public, through press and by affixing copies on the Notice Boards of the Police Stations, Divisional ACsP, Zonal DCsP, Municipal Ward offices and by affixing copies at Tahsil and Ward offices.

Given under my hand and seal this on the 23rd day of the January, 2023.

VISHAL THAKUR,
Dy. Commissioner of Police (Operations)
and Executive Magistrate,
Greater Mumbai.

पोलीस आयुक्तालय, मिरा-भाईंदर, वसई-विरार यांजकडून

मनाई आदेश

क्रमांक वि. शा/टे-१३/मनाई आदेश/२०२२-५३८.— ज्याअर्थी, मिरा-भाईंदर वसई-विरार पोलीस आयुक्तालयाच्या हद्दीत विविध राजकीय पक्ष, सामाजिक संघटना यांच्याकडून जनतेच्या विविध मागण्यांसाठी मोर्चे, आंदोलने, निदर्शने, घेराव धरणे, सभा, अतिक्रमण हटवणे तसेच दिनांक २५ जानेवारी २०२३ रोजी माघी गणेशोत्सव, दिनांक २६ जानेवारी २०२३ रोजी गणराज्य दिन या अनुषंगाने विविध कार्यक्रमांचे आयोजन करण्यात येते.

ज्याअर्थी, मी, प्रकाश गायकवाड, पोलीस उप आयुक्त (मुख्यालय), पोलीस आयुक्तालयाकडील क्रमांक/पो.आ.वा./अधि.प्रदान/आदेश/३०/ २०२०, दिनांक ९ नोव्हेंबर २०२० अन्वये, मा. पोलीस आयुक्त यांचे महाराष्ट्र पोलीस अधिनियम, १९५१ कलम ३७ चे पोट-कलम (१) व (३) चे वापरावयाचे अधिकार आम्हास प्रदान करण्यात आले आहेत.

मिरा-भाईंदर, वसई-विरार पोलीस आयुक्तालय कार्यक्षेत्रातील मिरा रोड, काशिमिरा, नवघर, नयानगर, भाईंदर, उत्तन, वसई, माणिकपुर, आचोळे, वालीव, पेल्लहार, नालासोपारा, तुळीज, विरार, अर्नाळा व मांडवी असे एकूण १६ पोलीस ठाणे कार्यक्षेत्रामध्ये शांतता, कायदा व सुव्यवस्था अबाधित राहावी, समाज कंटक व गुंड प्रवृत्तीचे इसम यांच्यावर प्रतिबंधक कारवाई करणे सोईचे व्हावे.

त्याअर्थी, वरील घटनांच्या अनुषंगाने सार्वजनिक शांतता व सुव्यवस्था अबाधित राखण्यासाठी मी, प्रकाश गायकवाड, पोलीस उप आयुक्त (मुख्यालय), मिरा-भाईंदर वसई-विरार, महाराष्ट्र पोलीस अधिनियम, १९५१ चे कलम ३७ चे पोट-कलम (१) व (३) अन्वये जीवित व वित्त सुरक्षित राहण्यासाठी आणि कायदा व सुव्यवस्था जोपासण्यासाठी खालीलप्रमाणे मनाई आदेश देत आहे :—

१. शस्त्रे, सोटे, तलवारी, भाले, बंदुका, लाठ्या किंवा शरीरास इजा करण्यासाठी वापरण्यात येईल अशी कोणतीही वस्तू बाळगणे.
२. दगड किंवा क्षेपणास्त्रे किंवा फेकावयाची उपकरणे किंवा साधने जमा करणे.
३. कोणताही दाहक पदार्थ किंवा स्फोटक पदार्थ बरोबर नेणे.
४. व्यक्तींच्या किंवा प्रेताकृतींच्या प्रतिमेचे प्रदर्शन करणे.
५. सार्वजनिक रितीने घोषणा करणे, गाणी म्हणणे, वाद्य वाजवणे.
६. सभ्यता अगर निती या विरुद्ध असतील अशी किंवा राज्यातील शांतता धोक्यात आणतील किंवा ज्यामुळे राज्य शासन उलथून पडेल अशी भाषणे, हावभाव, चित्रफलक प्रदर्शित करणे.
७. पाच किंवा पाचपेक्षा अधिक लोकांनी एकत्र जमणे, जाहीर सभा घेणे, मिरवणुका काढणे, घोषणा, प्रतिघोषणा देणे इत्यादी कृत्यांना या आदेशान्वये मनाई करीत आहे.

वरील मनाई आदेश खालील व्यक्तींना लागू राहणार नाही.

“ जो कोणी इसम सरकारी नोकर आहे किंवा ज्यास वरिष्ठांच्या आदेशानुसार कर्तव्यनिमित्ताने शस्त्र घेणे भाग पडेल किंवा ज्यास अधिकार प्रदान केलेल्या अधिकाऱ्याने सूट दिलेली आहे. ”

सदर आदेश खालील मिरवणुका व जमावास लागू राहणार नाहीत.

१. लग्न कार्यासाठी जमलेले लोक.
२. प्रेतयात्रा व अंत्यसंस्कारासाठी काढण्यात आलेल्या मिरवणुका.
३. सरकारी/निमसरकारी कामासाठी कोर्ट, कचेरी येथे जमलेले लोक.
४. सरकारी संस्था, शैक्षणिक संस्था या ठिकाणी जमलेला समुदाय.
५. पोलीस आयुक्त व त्यांनी प्रदान केलेल्या पोलीस अधिकाऱ्यांनी परवानगी दिलेल्या सभा/मिरवणुका.
६. सर्व शासकीय/निमशासकीय कर्मचारी हे कर्तव्य पार पाडत असलेली ठिकाणे.

सदर मनाई आदेश दिनांक २४ जानेवारी २०२३ रोजीचे ००-०१ वाजेपासून ते दिनांक ७ फेब्रुवारी २०२३ रोजीचे २४-०० वाजेपर्यंत अंमलात राहील. वरील मनाई आदेशाचा भंग करणाऱ्या विरुद्ध महाराष्ट्र पोलीस अधिनियम, १९५१ चे कलम १३५ प्रमाणे कारवाई करण्यात येईल.

प्रकाश गायकवाड,

पोलीस उप आयुक्त (मुख्यालय),
मिरा-भाईंदर, वसई-विरार.

मिरा-भाईंदर, वसई-विरार,
दिनांक २३ जानेवारी २०२३.

OFFICE OF THE COMMISSIONER OF POLICE, RAILWAYS, MUMBAI

Order

No. CP/RLY/MUMBAI/PROHIBIT ACTS/2023-03.—Whereas, I consider it necessary for the preservation of public peace and public safety in Mumbai Railway Police Commissionerate, I, Dr. Ravindra Shisve, Commissioner of Police, Railways, Mumbai in exercise of the power conferred upon me under sub-section (1), (2) of section 37 of the Maharashtra Police Act, 1951 (Mah. Act XXII of 1951) do hereby prohibit the following acts throughout Mumbai Railway Police Commissionerate for the period from 00-01 hours of 3rd February 2023 to 24-00 hrs. of 17th February 2023.

1. (a) The carrying of arms, cudgels, swords, spears, bludgeons, unlicensed gun, knives, sticks or lathis or any other articles which is capable of being used for causing physical harms (violence). Save for such firearms where license has been granted by this authority or where specific permission is sought for carriage of such arms from the competent authority.

(b) The carrying of any corrosive substance or explosive.

(c) The carrying, collection and preparation of stones or other missiles or instruments or means of casting or impelling missiles.

(d) The exhibition of persons or corpses or figures of effigies thereof.

(e) The public utterance of cries, singing of song, playing of music.

(f) Delivery of harangues, the use of gestures or mimetic representations and the preparations, exhibition or dissemination of pictures, symbols, play cards or any other object or thing which may in the opinion of any police officer posted in Mumbai Railway Commissionerate offend against decency or morality or undermine the security of or tend to over-throw the state.

2. If any persons goes armed with such article or carrying any corrosive substance or explosive or missile in contravention of such prohibition he shall be liable to be disarmed of the corrosive substance or explosive or missile shall be liable to seized from him by any police officer and the article corrosive substance, explosive or missile so seized shall be forfeited to the State Government.

3. This order will not be applicable to any person being in service or employment of any Government or Government Undertaking required by his superiors or by the nature of his duties, to carry weapons. The order will also not be applicable to Private Security Guards or Gurkhas or Chowkidars etc. employed on watch-n-ward duties carrying lathes admeasuring in length not exceeding 3½ feet.

4. Notwithstanding the expiration of this order after the period herein above mentioned.

(a) Any investigation or legal proceeding may be instituted, continued or enforced.

(b) Any penalty, forfeiture or punishments incurred in respect of any contravention of this order may be imposed, as if this order had not expired.

5. I further direct that this order shall be published and promulgated in Mumbai Railway Police Commissionerate by affixing copies thereof in conspicuous public places and by announcing the same through Railway announcement system, loudspeakers or megaphone, as well as publishing through media.

Given under my hand and Seal this 27th January, 2023.

DR. RAVINDRA SHISVE,
Commissioner of Police,
Railways, Mumbai.

OFFICE OF THE COMMISSIONER OF POLICE, RAILWAY, MUMBAI

Order

(UNDER SECTION 144 OF CRIMINAL PROCEDURE CODE, 1973)

No. CPRLY/SPL.BR./2023-02.— WHEREAS, it is likely that terrorist/anti-national elements might make use of drones, remote controlled micro-light aircrafts, Para-gliders in their attacks and thereby target VVIPs, endangering the life of public at large, destroy public property and cause disturbances to law and order in the Mumbai Railway Commissionerate area ;

2. WHEREAS it has become necessary that certain restrictions should be put on the activities of such elements across the Mumbai Railway Commissionerate to prevent probable sabotage through such drones, remote controlled micro-light aircrafts, Para-gliders, for which some preventive and proactive measures needed be taken to prevent the same.

3. THEREFORE, I, Dr. Ravindra Shisve, Commissioner of Police, Mumbai Railway *vide* powers conferred upon me under section 144 of the Criminal Procedure Code, 1973 (Act II of 1974), do hereby order that no flying activities of drone, remote controlled micro-light aircrafts, Para-gliders, Para Motors, Hang gliders, Hot air balloons, Private Helicopters, etc. shall be allowed in the jurisdiction of Mumbai Railway Commissionerate for the period of next 30 days. *i.e.* from 2nd February 2023 to 3rd March 2023 except for aerial surveillance by specific permission in writing by Commissioner of Police, Mumbai Railway.

4. This order shall remain in force with effect 00.01 hrs. of 2nd February 2023 till 24.00 hrs. of 3rd March 2023 unless withdrawn earlier.

5. Any person contravening this order shall be punishable Under Section 188 of the Indian Penal Code, 1860.

6. As the notice cannot be served individually to all concerned, the order is hereby passed *ex-parte*. It shall be published for the information of public, through press and by affixing copies on the Notice Boards of the police stations, Divisional ACsP, Zonal DCsP, Municipal Ward offices and by affixing copies at Tahsil and ward offices.

Given under my hand and seal on 27th January 2023.

DR. RAVINDRA SHISVE,
Commissioner of Police,
Railways, Mumbai.

OFFICE OF THE COMMISSIONER OF POLICE, RAILWAY, MUMBAI

Order

No. CPRLY/SPL.BR./Prohibition/2023-02.— WHEREAS, based on the information received from various sources, it is apprehended that there is like hood of breach of peace and disturbance of public tranquillity and also there is grave danger to human lives and loss of properties on that account. AND, it is considered expedient to issue prohibitory order for restriction movement and unlawful assembly of five or more persons for prevention of breach of peace, disturbance to public tranquillity and danger to human lives and loss of properties and to prevent any kind of riot or affray in the areas under the control of Commissioner of Police, Railway Mumbai.

NOW, THEREFORE, I, Dr. Ravindra Shisve, Commissioner of Police, Railways Mumbai, in exercise of the powers conferred upon me by under section 144 (1)(3) of the Criminal Procedure Code, 1973 (Act II of 1974) do hereby prohibit, for the period commencing from 00.01 hours on 2nd February 2023 and ending at 24.00 hours on 3rd March 2023 through the Jurisdiction of Mumbai Railway Police Commissionerate.

- i. Any assembly of five or more persons.
- ii. Any procession of any person and
- iii. Any use of loudspeakers, amplifying instruments, musical band and bursting of crackers in any procession by the assembly.

The prohibition contained in the order exempted for :

- (a) Assembly of people for the purpose of Railway travel.
- (b) Assembly of people for the purpose of transportation of goods.
- (c) Marriage ceremony, matrimonial functions, Funeral assemblies and procession on way to crematoriums/burial places etc.
- (d) Statutory meeting of companies of clubs, co-operative societies and other societies and associations.
- (e) Social gathering and meeting of clubs, co-operative societies and other societies and associations to transact their normal business.
- (f) Assemblies in or about courts of law and offices of the Government and local bodies in discharge of Government or Semi-Governmental functions.
- (g) Assemblies in for academic activities.
- (h) Assemblies in factories, shops and establishments for normal trade, business and callings.
- (i) Assembly of people for the purpose of film shooting and other such assemblies permitted by Commissioner of Police, Railways Mumbai.

Notwithstanding the expiration of this order after the period here in above mentioned.

- (a) Any investigation or legal proceeding may be instituted, continued or enforced.
- (b) Any penalty, forfeiture of punishments incurred in respect of any contravention of this order may be imposed as if this order had not expired.

I further direct that this order will be published and promulgated in Mumbai Railway Police Commissionerate by affixing copies thereof, in conspicuous part public of places, courts, Govt. offices and by proclaiming the same through loudspeakers or megaphones as well as publishing through media of whatever form available,

Given under my hand and seal on 27th January, 2023.

DR. RAVINDRA SHISVE,
Commissioner of Police,
Railways, Mumbai.

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २९ नोव्हेंबर २०२२

अधिसूचना

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२.—ज्याअर्थी, प्रारूप नगररचना परियोजना नैना क्र. ३ (मौजे-चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा, मोहो ता. पनवेल) (यापुढे ज्याचा उल्लेख “उक्त प्रारूप परियोजना” असा करण्यात आला आहे), उपाध्यक्ष व व्यवस्थापकीय संचालक, सिडको यांना शासनाने महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे) चे कलम १५१ (१) मधील तरतुदीनुसार प्रदान केलेल्या अधिकारात उक्त अधिनियमाच्या कलम ६८ उप-कलम (२) मधील तरतुदीनुसार अधिसूचना क्रमांक सिडको/नैना/टीपीएस-३/२०१९/१२९९/SAP/११४४, दिनांक १ नोव्हेंबर २०१९ अन्वये मंजूर केली आहे ;

आणि ज्याअर्थी, शासन, नगरविकास विभागाने अधिसूचना क्रमांक टीपीएस-१२१९/१५२४/प्र.क्र.६४/१९/नवि-१२, दिनांक ३० नोव्हेंबर २०१९ अन्वये श्री. सु. व. सुर्वे, निवृत्त उप संचालक, नगररचना यांची उक्त अधिनियमाच्या कलम ७२ चे उप कलम (१) मधील तरतुदीनुसार लवाद म्हणून नेमणूक केली आहे (यापुढे ज्याचा उल्लेख “ उक्त लवाद ” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित केलेली कार्यवाही करून उक्त परियोजनेची पोट विभागणी प्राथमिक परियोजना व अंतिम परियोजना अशी उक्त अधिनियमाचे पोट-कलम ३ कलम ७२ अन्वये केली आहे ;

आणि ज्याअर्थी, उक्त लवाद यांनी उक्त परियोजनेसंदर्भात आवश्यक ती वैधानिक कार्यवाही पूर्ण करून आणि उक्त परियोजना अंतिम करून, प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) उक्त अधिनियमाच्या कलम ७२ चे उप-कलम (५) मधील तरतुदीनुसार दिनांक २८ सप्टेंबर २०२२ च्या पत्रान्वये शासनास मंजूरीकरिता सादर केली असून ती शासनास दिनांक ३० सप्टेंबर २०२२ रोजी प्राप्त झाली आहे (यापुढे ज्याचा उल्लेख “उक्त प्राथमिक नगररचना परियोजना” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र.१९) द्वारे, उक्त अधिनियमाच्या कलम १४८(अ) मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेताना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा यथास्थिति, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणांनुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) काही बदलांसह मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६ चे उप कलम (१) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन, प्राथमिक नगर रचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) यासोबत जोडलेल्या परिशिष्ट-१, २ (अंतिम भूखंडांबाबत), परिशिष्ट-३ (नगररचना योजना नैना क्रमांक ३ च्या विशेष विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) व परिशिष्ट ४ (साधारण/सामाईक निर्णयाबाबत) मध्ये नमूद केल्यानुसार काही बदलांसह मंजूर करीत आहे.

२. उक्त मंजूर करण्यात आलेली प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) ही उक्त अधिनियमाच्या कलम ८६(२)(ख) नुसार, सदरची अधिसूचना प्रसिद्ध झाल्याच्या तारखेपासून एक महिन्यानंतर अंमलात येईल.

३. मंजूर प्राथमिक नगररचना परियोजना नैना क्रमांक ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) मंजूरीची अधिसूचना खालील कार्यालयामध्ये कामकाजाच्या दिवशी कार्यालयातील वेळेत एक महिन्याच्या कालावधीकरिता आम जनतेच्या अवलोकनार्थ उपलब्ध राहील.

(१) मुख्य नियोजक, नैना, सिडको भवन, सी.बी.डी., बेलापूर, नवी मुंबई

(२) लवाद, नगररचना परियोजना नैना क्र. ३ (मौजे चिपळे, कोप्रोली, विहिघर, नेरे, नेरेपाडा व मोहो) यांचे कार्यालय, सीबीडी, बेलापूर, नवी मुंबई.

(३) सहसंचालक, नगररचना, कोकण विभाग, कोकण भवन, नवी मुंबई.

(४) सहायक संचालक, नगररचना, रायगड-अलिबाग शाखा, रायगड.

४. सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in (कायदे/नियम) या वेबसाईटवर देखील उपलब्ध करण्यात यावी.

परिशिष्ट-१
प्राथमिक नगर रचना परियोजना - नैना क्र. ३
अधिसूचना क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २१/११/२०२२ सोबतचे सहपत्र

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	60, 93, 97, 103, 104, 105, 112, 114, 115, 116, 190, 213, 215A, 215B, 217, 219, 220, 265, 283, 284, 285, 296, 297, 298, 299, 380, 390, 403, 410, 411, 412, 413, 418, 419A, 419B, 421, 422, 423A, 423B, 427, 441, 480, 503, 504, 658, 683, 749, 750, 751.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Modification due to Structure	19, 33, 42, 171A, 171B, 239, 240, 304, 388, 389.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
3	Change in shape	1, 130, 561, 562.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
4	Change in location (Reconstitution near or on OP)	17A, 17B, 111, 118, 119, 123B, 131A, 131B, 141B, 364, 371B, 449, 450A, 450B, 486A, 486B, 497A, 497C, 566A, 589, 730A, 730B.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
5	Change in location Due to layout requirement	5, 10, 20, 22, 24, 27, 28B, 28C, 36, 37, 41, 55, 81, 106, 108, 109, 121, 122, 123A, 124, 127, 128, 129A, 129B, 138, 139, 140, 142, 143, 144, 145, 146A, 147, 148, 175, 209, 237, 238, 247, 249, 250, 251, 254, 256, 259A, 259B, 274, 287A, 303, 306, 307, 308, 309, 310, 327, 328, 329, 330, 331, 333C, 335A, 335B, 344, 345, 346, 347, 350, 352, 354, 355, 372, 381, 386, 387A, 426, 436, 437, 567, 609, 613A, 699B, 702, 704, 708A, 722, 725, 726.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Change in Location due to change in Flood line	13,195A, 195B, 341, 385A, 430, 433.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	Change in location due to MMC	453B, 460A, 460B, 462, 463, 464, 465A, 465B, 465C, 465D, 495A, 495B, 506, 507B, 509, 511, 513, 516, 530, 594A, 594B, 597, 602, 606, 607, 611, 612, 614, 617.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Change in location or Shape due to	17C, 29, 30, 155, 156, 157, 159, 162, 229, 230, 231, 246, 324A, 324B, 325,	Draft scheme proposal is proposed to be modified as mentioned in Table-A	Sanctioned as proposed as shown on plan No. 3 & 4 and as

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
	Road realignment	374, 375, 378, 434, 435, 438, 451A, 452A, 453A, 454, 455, 456, 457B, 459, 461A, 461B, 507A, 635, 636A, 636B, 637, 638, 639, 641, 642, 643.	& Table-B. The final is revised as shown on Plan no. 4	described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
9	FPs to be acquired under MMC	429M, 460M, 464M, 465M, 468AM, 468BM, 480M, 486M, 494M, 495M, 497M, 507M, 511M, 512M, 513M, 515M, 516M, 594M, 597M, 602M, 603M, 605M, 606M, 607M, 608M, 614M, 615M, 616M, 617M.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Amalgamation of FP	95, 180, 187, 211, 322, 333A, 333B, 334, 526, 543, 555, 557, 563, 569, 720A, 720B, 721.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Sub-division of F.P. into two or more than two F.P.'s	43, 52, 53, 82A, 82B, 90B, 113A, 113B, 166A, 166B, 176, 197A, 197B, 204A, 204B, 206A, 206B, 208A, 208B, 212A, 212B, 218A, 218B, 228A, 228B, 228C, 234A, 234B, 234C, 241A, 241B, 281A, 281B, 290, 291, 311B, 312A, 312B, 404A, 404B, 406A, 406B, 407, 408A, 408B, 420, 424, 447A, 447B, 476, 508A, 517A, 517B, 517C, 535A, 535B, 537A, 537B, 560A, 560B, 627A, 627B,	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
		653A, 653B, 655A, 655B, 655C, 716A, 716B, 723A, 723B, 727A, 727B, 765A, 765B.		

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

परिशिष्ट-२
प्राथमिक नगर रचना परियोजना - नैना क्र. ३
अधिसूचना क्रमांक टीपीएस-१२२/२१८६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २९/११/२०२२ सोबतचे सहपत्र

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	Amenity	6, 9B, 12A, 32, 44, 45, 90A, 110A, 117, 120, 132, 146B, 158, 160, 172, 227A, 248, 260, 264, 266, 348, 425B, 429, 442, 444, 457A, 494, 497B, 518, 519, 553, 595, 613C, 654, 685, 700, 709, 730C.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Amenity (Educational)	125, 245B.		
3	Amenity (Hospitals)	365.		
4	Crematoria / Extn. to Crematoria	9A, 33, 34, 253, 254, 341.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
5	Daily Bazaars	2, 667.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Electrical Substation (ESS)	12B, 371A.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	EWS / LIG Housing / Housing of Dis-housed	35, 73, 141A, 195C, 221, 269, 326, 385B, 414, 481, 596, 698.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Green Belts	31, 200, 232, 337, 343, 431.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
9	Growth Center	619, 661, 665, 768.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Open Space	4, 18, 21, 28A, 54, 80, 101, 110B, 150, 177, 210, 227B, 244, 268, 272, 287B, 311A, 351, 373, 387B, 425A, 440, 465E, 490, 502, 508B, 566B, 601, 624, 634, 640, 655D, 693, 696, 699A, 711, 740, 752.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Parks	7, 8, 16, 252.		
12	Play Grounds	126, 245A, 332, 499, 620.		
13	Plots for Sale	165, 279, 305, 452B, 458, 512, 613B, 742.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
14	Primary Health Centers	323, 505.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
15	Scheme Road	794, 795, 806, 819, 820, 821, 834, 836, 839, 840, 843, 853, 867, 870, 874, 880.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
16	School	498.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
17	Sports, Stadium, Community Centre & Town Hall	100	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
18	Public Purposes Land /Government Land	81, 88, 322, 334, 350, 509, 511, 534, 573, 651, 679, 702, 728.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
19	Forest Land	95, 180, 187, 211, 287A, 526, 543, 579.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Town Planning Scheme NAINA No. 3 Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed by Arbitrator.

परिशिष्ट-३
प्राथमिक नगर रचना परियोजना - नैना क्र. ३
अधिसूचना क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२, दिनांक २१/११/२०२२ सोबतचे सहपत्र

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 villages of NAINA under directives given by Government vide no. TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 (hereinafter called as 'DCPR-2019') under section 37(1AA) read with section 154 of the Maharashtra Regional & Town Planning Act, 1966, the following Special Regulation shall also apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.3</p> <p>In case on any conflict between the regulation in DCPR-2019 and these special regulation prescribed below arises, then these special regulation shall prevail.</p>	Sanctioned as Proposed.
1	1	<p>The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR-2019.</p> <p>Provided that, the final plots fronting on roads having width of 20 m or more and admeasuring atleast 0.20 ha in area shall be permissible for development either under regulations of Residential Zone or under Mixed Land Use Zone of the DCPR-2019 irrespective of the actual zonal boundaries of the IDP.</p>	Sanctioned as Proposed.
2	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
3		Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.	Sanctioned as Proposed.
4		Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.	Sanctioned as Proposed.
5		Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	Sanctioned as Proposed.
6		Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2019.	Sanctioned as Proposed.
7		The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2019 shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	
8		The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned as Proposed.
9		The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.	Sanctioned as Proposed.
10	10	The owners of Final Plots are entitled to monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	Sanctioned as Proposed.
11	11	The base FSI applicable to the Final Plots allotted in lieu of the Original Plots situated beyond 200 m from village gaothans and situated within 200 m from such gaothans shall be 1.00 and 1.25 respectively.	Sanctioned with Some Changes as Follows: The base FSI applicable to the final plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>However, if the owners of Final Plots opt for compensation in the form of FSI as provided under section 100 of the said Act, then the FSI permissible in a Final Plot shall be computed as below.</p> <p>a) For FPs allotted in lieu of OPs situated outside 200 m from Gaothan</p> <p>FSI of Final Plot = (Area of Original Plot/ Area of Respective Final Plot)</p> <p>b) For FPs allotted in lieu of OPs situated within 200 m from Gaothan</p> <p>FSI of Final Plot = ((Area of Original Plot x 1.25)/ Area of Respective Final Plot)</p> <p>Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p>Note:- i) The applicability of original plots falling within 200 m from Gaothan shall be considered as per Regulation no. 2.124 of the DCPR- 2019.</p> <p>ii) For final plots allotted in lieu of original plots situated partially within and partially outside such 200 m distance, then the permissible FSI shall be computed proportionately.</p>	<p>final plots opt compensation in the form of FSI as provided under section 100 of Act, then the FSI permissible in a final plot shall be computed as below.</p> <p>FSI of Final Plot = (Area of Original Plot/ Area of Respective Final Plot)</p> <p>Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p>The land parcel eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 M of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels.</p>

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
12		The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be the base FSI as 1.00 or 1.25, as the case may be as given in Regulation no. 11 above.	Sanctioned with Some Changes as Follows: The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.
13	13	Additional FSI, Premium FSI or FSI in the form of TDR generated outside this Town Planning Scheme shall not be permissible to be loaded for consumption in any final plot included in this scheme.	Sanctioned as Proposed.
14	14	If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for facing constraints in maintaining prescribed marginal distances/height restrictions/ fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to i) The provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.	Sanctioned with Some Changes as Follows: If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances/height restrictions/ fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to i) The provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot shall be permitted once only. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) The owner transferring the FSI shall not develop his final

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.</p> <p>v) The Final Plot, after such transfer, shall not be eligible hereinafter to receive any additional FSI / TDR.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>	<p>plot at any time to consume FSI more than 1.00.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>
15	15	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	Sanctioned as Proposed.
16	16	The permissible FSI in respect of Final Plots designated to Sports Stadium, Electric Sub-Station, Daily Bazaar, ESR/GSR in this scheme shall be 1.00.	Sanctioned as Proposed.
17	17	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 2.5.	Sanctioned as Proposed.
18	18	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966															
1	2	3	4															
19	19	The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as Proposed.															
20	20	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as Proposed.															
21	21	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	Sanctioned as Proposed.															
22	22	<p>The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:</p> <table><tr><th>Area of Plot</th><th>Category of Building</th><th>Maximum permissible height of the building</th><th colspan="2">Min. Marginal Open Spaces (in m)</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>Side (4)</th><th>Rear (5)</th></tr><tr><td>40 sq. m to less than 150 sq. m</td><td>Row House Type</td><td>15 m</td><td>0.0</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)		(1)	(2)	(3)	Side (4)	Rear (5)	40 sq. m to less than 150 sq. m	Row House Type	15 m	0.0	1.5	Sanctioned as Proposed.
Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)															
(1)	(2)	(3)	Side (4)	Rear (5)														
40 sq. m to less than 150 sq. m	Row House Type	15 m	0.0	1.5														

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966																																												
1	2	3	4																																												
		<table><tr><th>* refer special note</th><th>Semi-detached type</th><th>15 m</th><th>1.5</th><th>1.5</th></tr><tr><td colspan="5">*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.</td></tr><tr><td rowspan="2">150 sq. m to less than 450 sq. m</td><td>Semi Detached type</td><td>15 m</td><td>1.5</td><td>2.25</td></tr><tr><td>Detached type</td><td>15 m Above 15 m upto 24 m</td><td>2.25 6.00</td><td>2.25 6.00</td></tr><tr><td rowspan="2">450 sq. m to less than 1000 sq. m</td><td rowspan="2">Detached type</td><td>15 m</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 m upto 37.5 m</td><td>6.00</td><td>6.00</td></tr><tr><td rowspan="3">1000 sq.m and above</td><td rowspan="3">Detached type</td><td>15 m</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 m upto 37.5 m</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 m upto 60 m</td><td>9.00</td><td>9.00</td></tr><tr><td colspan="5">Above 60 m</td><td>12.00</td><td>12.00</td></tr></table> <p>Irrespective of height & length of the buildings, the marginal open spaces more than 12.00 shall not be insisted upon. Long length factor for building above 40m. length shall not be applicable.</p> <p>The provision of dead wall mentioned in sanctioned DCPRs IDP Shall be applicable.</p> <p>No projections of any sort shall be permissible in the side & rear marginal open spaces mentioned above.</p>	* refer special note	Semi-detached type	15 m	1.5	1.5	*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.					150 sq. m to less than 450 sq. m	Semi Detached type	15 m	1.5	2.25	Detached type	15 m Above 15 m upto 24 m	2.25 6.00	2.25 6.00	450 sq. m to less than 1000 sq. m	Detached type	15 m	3.00	3.00	Above 15 m upto 37.5 m	6.00	6.00	1000 sq.m and above	Detached type	15 m	3.00	3.00	Above 15 m upto 37.5 m	6.00	6.00	Above 37.5 m upto 60 m	9.00	9.00	Above 60 m					12.00	12.00
* refer special note	Semi-detached type	15 m	1.5	1.5																																											
*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.																																															
150 sq. m to less than 450 sq. m	Semi Detached type	15 m	1.5	2.25																																											
	Detached type	15 m Above 15 m upto 24 m	2.25 6.00	2.25 6.00																																											
450 sq. m to less than 1000 sq. m	Detached type	15 m	3.00	3.00																																											
		Above 15 m upto 37.5 m	6.00	6.00																																											
1000 sq.m and above	Detached type	15 m	3.00	3.00																																											
		Above 15 m upto 37.5 m	6.00	6.00																																											
		Above 37.5 m upto 60 m	9.00	9.00																																											
Above 60 m					12.00	12.00																																									

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3 Provision of front open spaces shall be in accordance with sanctioned DCPRs-2019.	4
23			<p>New Provision is added as below:</p> <p>Development Control and Promotion Regulations sanctioned for 152 villages of NAINA vide Notification No-TPS-1215/245/CR-332/215/SM/UD-12, dated 27/04/2017 which are made applicable to 23 revenue villages of NAINA by Government vide Notification No-TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 ('hereinafter referred as DCPR-2019') under section 37(IAA) read with section 154 of the Maharashtra Regional & Town Planning Act, 1966, NAINA has proposed modifications under Section 37 of the said Act in the DCPR, 2019 after sanctioned the modification by government, it would be appropriate to apply the regulation as per the modification in the Development Control Regulation of NAINA and same also shall be applicable for all sanctioned Town Planning Scheme hereafter.</p>

परिशिष्ट-४
प्राथमिक नगर रचना परियोजना - नैना क्र. ३
अधिसूचना क्रमांक टीपीएस-१२२२/२१८६/प्र.क्र.१५१/२२/नवि-१२ दिनांक २१/११/२०२२ सोबतचे सहपत्र

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
1	26	The Green Belts provided along the river Kalundre shall be developed by planting big trees of green canopy with perennial foliage within a reasonable time frame.	Sanctioned with Some Changes as Follows: The Green Belts provided along the river Kalundre and Final Plot No.7,8,16 for the purpose of Park shall be developed by planting big indigenous trees of green canopy with perennial foliage within a reasonable time frame.
2	37	The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation.	Sanctioned with Some Changes as Follows: The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation. This work shall be carried out with prior permission of irrigation department. The Planning Authority shall construct the flood water

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
			holding ponds in the Green Belt in FP No. 337 and FP No. 343 for holding the flood water of Kalundre River.

Note: General/ Common Decisions which are not appeared above, are confirmed as proposed by Arbitrator.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

पु. म. शिंदे,
कार्यासन अधिकारी.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 29th November 2022.

NOTIFICATION

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1222/2186/C.R. 15/12/UD-12.—Whereas, the Draft Town Planning Scheme NAINA No.3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho Ta. Panvel) (hereinafter referred to as “ the said Draft Scheme ”) has been sanctioned by the Vice Chairman & Managing Director, CIDCO as per the powers delegated under Section 151(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”) under sub-section (2) of the Section 68 of the said acts *vide* Notification No. CIDCO/NAINA/TPS-3/2019/1299/SAP/1144, dated 1st November 2019 ;

And whereas, the Government in Urban Development Department has appointed Shri. S. V. Surve, Retired Deputy Director of Town Planning as the Arbitrator (hereinafter Referred to as ‘ the said Arbitrator’) for the said sanctioned Draft Scheme *vide* Notification No.TPS-1219/1524/CR-64/19/UD-12, dated 30 November 2019 under sub-section (1) of Section 72 of the said Act ;

And whereas, the said Arbitrator has after following the prescribed procedure had subdivided the said Scheme into preliminary Scheme and the Final Scheme as provided under sub section (3) of section 72 of the said Act ;

And Whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said Draft Scheme, has submitted preliminary Town Planning Scheme NAINA No.3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) to the Government for sanction under sub-section (5) of section 72 of the said Act, *vide* letter dated 28th Septmber 2022 for approval, which has been received by the Government on dated 30th Septmber 2022 (hereinafter referred to as “ the said preliminary Town Planning Scheme ”) ;

And whereas, in accordance with the amended provisions of section 148(A) of the said Act. *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No.XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded ;

And whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government is of the opinion that it is necessary to sanction the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) with some changes.

Now therefore, in exercise of the powers conferred under sub section (1) of section 86 of the said Act, the State Government hereby sanctions the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) with some changes as described in the schedule-I, II (regarding Final Plots), schedule-III (regarding Special Development Control and Promotion Regulations of the Town Planning Scheme NAINA No.3) and schedule IV (regarding General/ Common Decision) appended hereto.

2. The said sanctioned Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) shall come into force after one month from the date of publication of this notification as per section 86(2)(b) of the said Act.

3. This Notification of sanctioning the Preliminary Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) shall be available for inspection of General public during working hours on all working days for the period of one month in the following Offices :—

(1) Chief Planner, (NAINA), 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(2) Office of Arbitrator, Town Planning Scheme NAINA No. 3 (Villages Chipale, Koproli, Vihighar, Nere, Nerepada & Moho) 8th Floor, Tower-10, Belapur Railway Station Complex, Belapur, Navi Mumbai.

(3) Joint Director of Town Planning, Konkan Division, Konkan Bhavan, CBD Belapur, Navi Mumbai.

(4) Assistant Director of Town Planning, Raigad- Alibaug Branch, Raigad.

4. This Notification shall also be made available on the Government Website *www.maharashtra.gov.in* (Acts/Rules)

Schedule – I
Preliminary Town Planning Scheme NAINA No. 3
Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29th November, 2022.

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	2	3	4	5
1	Change in shape without change in area (Slight Change on Same Location)	60, 93, 97, 103, 104, 105, 112, 114, 115, 116, 190, 213, 215A, 215B, 217, 219, 220, 265, 283, 284, 285, 296, 297, 298, 299, 380, 390, 403, 410, 411, 412, 413, 418, 419A, 419B, 421, 422, 423A, 423B, 427, 441, 480, 503, 504, 658, 683, 749, 750, 751.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Modification due to Structure	19, 33, 42, 171A, 171B, 239, 240, 304, 388, 389.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
3	Change in shape	1, 130, 561, 562.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
4	Change in location (Reconstitution near or on OP)	17A, 17B, 111, 118, 119, 123B, 131A, 131B, 141B, 364, 371B, 449, 450A, 450B, 486A, 486B, 497A, 497C, 566A, 589, 730A, 730B.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
5	Change in location Due to layout requirement	5, 10, 20, 22, 24, 27, 28B, 28C, 36, 37, 41, 55, 81, 106, 108, 109, 121, 122, 123A, 124, 127, 128, 129A, 129B, 138, 139, 140, 142, 143, 144, 145, 146A, 147, 148, 175, 209, 237, 238, 247, 249, 250, 251, 254, 256, 259A, 259B, 274, 287A, 303, 306, 307, 308, 309, 310, 327, 328, 329, 330, 331, 333C, 335A, 335B, 344, 345, 346, 347, 350, 352, 354, 355, 372, 381, 386, 387A, 426, 436, 437, 567, 609, 613A, 699B, 702, 704, 708A, 722, 725, 726.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Change in Location due to change in Flood line	13,195A, 195B, 341, 385A, 430, 433.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	Change in location due to MMC	453B, 460A, 460B, 462, 463, 464, 465A, 465B, 465C, 465D, 495A, 495B, 506, 507B, 509, 511, 513, 516, 530, 594A, 594B, 597, 602, 606, 607, 611, 612, 614, 617.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Change in location	17C, 29, 30, 155, 156, 157, 159, 162,	Draft scheme proposal is proposed to	Sanctioned as proposed as

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
	or Shape due to Road realignment	229, 230, 231, 246, 324A, 324B, 325, 374, 375, 378, 434, 435, 438, 451A, 452A, 453A, 454, 455, 456, 457B, 459, 461A, 461B, 507A, 635, 636A, 636B, 637, 638, 639, 641, 642, 643.	be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
9	FPs to be acquired under MMC	429M, 460M, 464M, 465M, 468AM, 468BM, 480M, 486M, 494M, 495M, 497M, 507M, 511M, 512M, 513M, 515M, 516M, 594M, 597M, 602M, 603M, 605M, 606M, 607M, 608M, 614M, 615M, 616M, 617M.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Amalgamation of FP	95, 180, 187, 211, 322, 333A, 333B, 334, 526, 543, 555, 557, 563, 569, 720A, 720B, 721.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Sub-division of F.P. into two or more than two F.P.'s	43, 52, 53, 82A, 82B, 90B, 113A, 113B, 166A, 166B, 176, 197A, 197B, 204A, 204B, 206A, 206B, 208A, 208B, 212A, 212B, 218A, 218B, 228A, 228B, 228C, 234A, 234B, 234C, 241A, 241B, 281A, 281B, 290, 291, 311B, 312A, 312B, 404A, 404B, 406A, 406B, 407, 408A, 408B, 420, 424, 447A, 447B, 476, 508A, 517A, 517B, 517C, 535A, 535B, 537A,	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table-B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Decision	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
		537B, 560A, 560B, 627A, 627B, 653A, 653B, 655A, 655B, 655C, 716A, 716B, 723A, 723B, 727A, 727B, 765A, 765B.		

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

Schedule – II
Preliminary Town Planning Scheme NAINA No. 3
Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29th November, 2022.

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
1	Amenity	6, 9B, 12A, 32, 44, 45, 90A, 110A, 117, 120, 132, 146B, 158, 160, 172, 227A, 248, 260, 264, 266, 348, 425B, 429, 442, 444, 457A, 494, 497B, 518, 519, 553, 595, 613C, 654, 685, 700, 709, 730C.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
2	Amenity (Educational)	125, 245B.		
3	Amenity (Hospitals)	365.		
4	Crematoria / Extn. to Crematoria	9A, 33, 34, 253, 254, 341.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
5	Daily Bazaars	2, 667.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
6	Electrical Substation (ESS)	12B, 371A.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
7	EWS / LIG Housing / Housing of Dis-housed	35, 73, 141A, 195C, 221, 269, 326, 385B, 414, 481, 596, 698.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
8	Green Belts	31, 200, 232, 337, 343, 431.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
9	Growth Center	619, 661, 665, 768.	Draft scheme proposal is proposed to be	Sanctioned as proposed as shown on

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
			modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
10	Open Space	4, 18, 21, 28A, 54, 80, 101, 110B, 150, 177, 210, 227B, 244, 268, 272, 287B, 311A, 351, 373, 387B, 425A, 440, 465E, 490, 502, 508B, 566B, 601, 624, 634, 640, 655D, 693, 696, 699A, 711, 740, 752.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
11	Parks	7, 8, 16, 252.		
12	Play Grounds	126, 245A, 332, 499, 620.		
13	Plots for Sale	165, 279, 305, 452B, 458, 512, 613B, 742.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
14	Primary Health Centers	323, 505.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
15	Scheme Road	794, 795, 806, 819, 820, 821, 834, 836, 839, 840, 843, 853, 867, 870, 874, 880.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
16	School	498.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
17	Sports ,Stadium , Community Centre & Town Hall	100	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3
18	Public Purposes Land /Government Land	81, 88, 322, 334, 350, 509, 511, 534, 573, 651, 679, 702, 728.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Sr. No.	Nature of Use	FP No. as per Table B	Proposal Submitted by the Arbitrator under section 72 (5) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under section 86 (2) of the M.R.&T.P. Act, 1966
19	Forest Land	95, 180, 187, 211, 287A, 526, 543, 579.	Draft scheme proposal is proposed to be modified as mentioned in Table-A & Table B. The final is revised as shown on Plan no. 4	Sanctioned as proposed as shown on plan No. 3 & 4 and as described in Table-A & Table-B of Preliminary Town Planning Scheme NAINA No. 3

Note: For Final Plot number which are not appeared above, sanctioned draft scheme proposal are confirmed as proposed by Arbitrator.

Schedule – III
Preliminary Town Planning Scheme NAINA No. 3
Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29th November, 2022.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>In addition to the Development Control and Promotion Regulations, which are made applicable to the 23 villages of NAINA under directives given by Government vide no. TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 (hereinafter called as 'DCPR-2019') under section 37(1AA) read with section 154 of the Maharashtra Regional & Town Planning Act, 1966, the following Special Regulation shall also apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme, NAINA No.3</p> <p>In case on any conflict between the regulation in DCPR-2019 and these special regulation prescribed below arises, then these special regulation shall prevail.</p>	Sanctioned as Proposed.
1	1	<p>The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the sanctioned Interim Development Plan and shall be eligible for development for users prescribed in Regulation No. 31 of the DCPR-2019.</p> <p>Provided that, the final plots fronting on roads having width of 20 m or more and admeasuring atleast 0.20 ha in area shall be permissible for development either under regulations of Residential Zone or under Mixed Land Use Zone of the DCPR-2019 irrespective of the actual zonal boundaries of the IDP.</p>	Sanctioned as Proposed.
2	2	Boundaries of the Final Plots shall not be hereinafter changed, modified or altered during any development.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
3		Amalgamation of two or more Final plots shall not be permitted to form a new Final Plot. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.	Sanctioned as Proposed.
4		Temporary / short term development proposals on any ground shall not be permitted within the portions of original plots which are merged during the reconstitution to form Final Plots not allotted to the holders / owners of such original plots.	Sanctioned as Proposed.
5		Development Permission in a Final Plot shall be granted only after ascertaining that the amount mentioned in column 15 of Form No. 1 of the Final Scheme under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 is fully recovered. However, the Special Planning Authority, NAINA (CIDCO) may allow such amount to be recovered in suitable installments within a period upto the issuance of Occupancy Certificate. This amount is in addition to the Development Charges prescribed under chapter VI-A of the Maharashtra Regional and Town planning Act, 1966.	Sanctioned as Proposed.
6		Internal sub-division / partition of a Final Plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2019.	Sanctioned as Proposed.
7		The 10 % Recreational Open Space prescribed under regulation No. 20.3.1 of the DCPR-2019 shall not be enforced in developing Final Plots, admeasuring 0.40 ha or more, considering that such Open Spaces are already provided in the form of play-grounds, Parks and Open Spaces in the scheme in	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	
8		The 5 % Amenity Space prescribed under regulation No. 20.3.11 of the DCPR-2019 shall not be enforced in developing Final Plots admeasuring 2.00 ha or more considering that such Amenity Spaces are provided separately in the scheme in addition to those reserved in the Interim Development Plan for which owners of the final plots have shared their lands from their original plots.	Sanctioned as Proposed.
9		The provision of 20 % plots/tenements for EWS / LIG as inclusive housing prescribed under Regulation No. 20.6 of the DCPR-2019 read with Annexure-4 shall not be made applicable for a sub-division or layout of a Final Plot as the Scheme provides EWS / LIG housing for which the owners of final plots have shared the lands from their original plots.	Sanctioned as Proposed.
10	10	The owners of Final Plots are entitled to monetary compensation as recorded in form No. 1 of the Final Scheme as per Rule 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974. However, the owners may opt for FSI or TDR in lieu of monetary compensation as provided under section 100 of the Maharashtra Regional and Town Planning Act, 1966. Such Compensation partially in terms of FSI / TDR and partially in amount shall not be permissible.	Sanctioned as Proposed.
11	11	The base FSI applicable to the Final Plots allotted in lieu of the Original Plots situated beyond 200 m from village gaothans and situated within 200 m from such gaothans shall be 1.00 and 1.25 respectively.	Sanctioned with Some Changes as Follows: The base FSI applicable to the final plots allotted under the Town Planning Scheme shall be 1.00. However, if the owners of

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (S) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	<p data-bbox="272 1413 300 1435">3</p> <p data-bbox="304 1016 437 1832">However, if the owners of Final Plots opt for compensation in the form of FSI as provided under section 100 of the said Act, then the FSI permissible in a Final Plot shall be computed as below.</p> <p data-bbox="523 1084 587 1771">a) For FPs allotted in lieu of OPs situated outside 200 m from Gaothan</p> <p data-bbox="624 1061 687 1816">FSI of Final Plot = (Area of Original Plot/ Area of Respective Final Plot)</p> <p data-bbox="724 1084 788 1771">b) For FPs allotted in lieu of OPs situated within 200 m from Gaothan</p> <p data-bbox="825 1084 888 1816">FSI of Final Plot = (Area of Original Plot x 1.25)/ Area of Respective Final Plot)</p> <p data-bbox="925 1016 1058 1816">Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p data-bbox="1094 1016 1190 1816">Note:- i) The applicability of original plots falling within 200 m from Gaothan shall be considered as per Regulation no. 2.124 of the DCPR- 2019.</p> <p data-bbox="1227 1016 1327 1816">ii) For final plots allotted in lieu of original plots situated partially within and partially outside such 200 m distance, then the permissible FSI shall be computed proportionately.</p>	<p data-bbox="272 607 300 629">4</p> <p data-bbox="304 219 405 1016">final plots opt compensation in the form of FSI as provided under section 100 of Act, then the FSI permissible in a final plot shall be computed as below.</p> <p data-bbox="442 255 505 1016">FSI of Final Plot (Area of Original Plot/ Area of Respective Final Plot)</p> <p data-bbox="542 219 675 1016">Provided that such FSI computed as above shall be permissible to only those who have opted to avail the compensation in terms of FSI instead of monetary compensation worked out in Form No. 1 of the Final Scheme.</p> <p data-bbox="711 219 983 1016">The land parcel eligible for 1.00 FSI as per provisions of sanctioned DCPRs of NAINA (i.e. within 200 M of Gaothan), if included in TPS shall be permitted 25% additional incentive FSI in lieu of their 60 % land contribution to the project. The FSI of the final plot (whether anchored at its original location or otherwise) against such land parcels shall be increased in proportion to its area, irrespective of whether the final plot is a stand-alone plot or amalgamated with other land parcels.</p>

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
12		The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be the base FSI as 1.00 or 1.25, as the case may be as given in Regulation no. 11 above.	Sanctioned with Some Changes as Follows: The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6(v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.00.
13	13	Additional FSI, Premium FSI or FSI in the form of TDR generated outside this Town Planning Scheme shall not be permissible to be loaded for consumption in any final plot included in this scheme.	Sanctioned as Proposed.
14	14	If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for facing constraints in maintaining prescribed marginal distances/height restrictions/ fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to i) The provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot situated in the adjoining sanctioned preliminary scheme may be permitted once only and only with prior approval of the Managing Director of the CIDCO and upon his satisfaction that the concerned owner is unable to transfer his development right within the scheme where the TDR has generated.	Sanctioned with Some Changes as Follows: If the FSI mentioned in the Special Regulation No. 11 above permissible in a Final Plot becomes unable to be consumed for maintaining prescribed marginal distances/height restrictions/ fire-fighting requirements or any such statutory restriction, in such cases, the balance FSI over and above FSI consumed may be permitted to be transferred as TDR to any Final Plot situated in this scheme subject to i) The provisions of Regulation No. 43 of the DCPR - 2019 shall be applicable ii) Such transfer of development right from a Final Plot to another Final Plot shall be permitted once only. iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00 iv) The owner transferring the FSI shall not develop his final

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		<p>iii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00</p> <p>iv) The owner transferring the FSI as TDR shall not develop his Final Plot at any time to consume FSI more than that already consumed at the time of issuing the DRC.</p> <p>v) The Final Plot, after such transfer, shall not be eligible hereinafter to receive any additional FSI / TDR.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>	<p>plot at any time to consume FSI more than 1.00.</p> <p>v) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future.</p> <p>vi) The owner of such Final Plot shall not ask for monetary compensation for balance FSI if any after partially transferring the FSI received in lieu of monetary compensation as TDR.</p>
15	15	The permissible FSI in respect of Final Plots designated to Amenity Plots or to Schools, Primary Health Centre shall be 2.5.	Sanctioned as Proposed.
16	16	The permissible FSI in respect of Final Plots designated to Sports Stadium, Electric Sub-Station, Daily Bazaar, ESR/GSR in this scheme shall be 1.00.	Sanctioned as Proposed.
17	17	The permissible FSI in respect of Final Plots designated to EWS/LIG Housing or Housing of the Dispossessed Persons or Final Plots reserved as sale plots in this scheme shall be 2.5.	Sanctioned as Proposed.
18	18	The permissible FSI in respect of Final Plots designated to Growth Centers in this scheme shall be 2.5. Provided that the aforesaid FSI may be increased maximum up to 4.00 on payment of FSI Linked premium (FLP) for over and above 2.5 FSI as prescribed in the sanctioned DCPRs of NAINA for every increase of FSI of 0.30.	Sanctioned as Proposed.

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act,1966															
1	2	3	4															
19	19	The permissible FSI in respect of Final Plots designated to Schools, College, Education Purpose, Fire Station, Police Station, Community Centre, Hospital, Primary Health Centre and Town Hall shall be 2.5.	Sanctioned as Proposed.															
20	20	The Permissible FSI in Final Plots designated to Crematoria shall be 1.00	Sanctioned as Proposed.															
21	21	The Final Plots designated as Open Spaces, Parks, Green Belts or Play-Grounds are permissible to built-up area equal to 15 % of the respective final plot area subject to ground coverage upto 10 % of the respective plot and structures shall be only of ground floor or ground plus one upper floor. Such structures shall be at one corner of respective plot and shall be used for any use complementary to the designated use of such final plot.	Sanctioned as Proposed.															
22	22	<div>The set-backs from the roads and the side/ rear marginal distances from the boundary of the plot in respect of all structures shall be as follows:</div> <table><tr><th>Area of Plot</th><th>Category of Building</th><th>Maximum permissible height of the building</th><th colspan="2">Min. Marginal Open Spaces (in m)</th></tr><tr><th>(1)</th><th>(2)</th><th>(3)</th><th>Side (4)</th><th>Rear (5)</th></tr><tr><td>40 sq. m to less than 150 sq. m</td><td>Row House Type</td><td>15 m</td><td>0.0</td><td>1.5</td></tr></table>	Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)		(1)	(2)	(3)	Side (4)	Rear (5)	40 sq. m to less than 150 sq. m	Row House Type	15 m	0.0	1.5	Sanctioned as Proposed.
Area of Plot	Category of Building	Maximum permissible height of the building	Min. Marginal Open Spaces (in m)															
(1)	(2)	(3)	Side (4)	Rear (5)														
40 sq. m to less than 150 sq. m	Row House Type	15 m	0.0	1.5														

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966																																																
1	2	3				4																																													
		<table><tr><td>* refer special note</td><td>Semi-detached type</td><td>15 m</td><td>1.5</td><td>1.5</td></tr><tr><td colspan="5">*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.</td></tr><tr><td rowspan="2">150 sq. m to less than 450 sq. m</td><td>Semi Detached type</td><td>15 m</td><td>1.5</td><td>2.25</td></tr><tr><td>Detached type</td><td>15 m Above 15 m upto 24 m</td><td>2.25 6.00</td><td>2.25 6.00</td></tr><tr><td rowspan="2">450 sq. m to less than 1000 sq. m</td><td rowspan="2">Detached type</td><td>15 m</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 m upto 37.5 m</td><td>6.00</td><td>6.00</td></tr><tr><td rowspan="4">1000 sq.m and above</td><td rowspan="4">Detached type</td><td>15 m</td><td>3.00</td><td>3.00</td></tr><tr><td>Above 15 m upto 37.5 m</td><td>6.00</td><td>6.00</td></tr><tr><td>Above 37.5 m upto 60 m</td><td>9.00</td><td>9.00</td></tr><tr><td>Above 60 m</td><td>12.00</td><td>12.00</td></tr><tr><td colspan="5">Irrespective of height & length of the buildings, the marginal open spaces more than 12.00 shall not be insisted upon. Long length factor for building above 40m. length shall not be applicable. The provision of dead wall mentioned in sanctioned DCPRs IDP Shall be applicable. No projections of any sort shall be permissible in the side & rear marginal open spaces mentioned above.</td></tr></table>				* refer special note	Semi-detached type	15 m	1.5	1.5	*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.					150 sq. m to less than 450 sq. m	Semi Detached type	15 m	1.5	2.25	Detached type	15 m Above 15 m upto 24 m	2.25 6.00	2.25 6.00	450 sq. m to less than 1000 sq. m	Detached type	15 m	3.00	3.00	Above 15 m upto 37.5 m	6.00	6.00	1000 sq.m and above	Detached type	15 m	3.00	3.00	Above 15 m upto 37.5 m	6.00	6.00	Above 37.5 m upto 60 m	9.00	9.00	Above 60 m	12.00	12.00	Irrespective of height & length of the buildings, the marginal open spaces more than 12.00 shall not be insisted upon. Long length factor for building above 40m. length shall not be applicable. The provision of dead wall mentioned in sanctioned DCPRs IDP Shall be applicable. No projections of any sort shall be permissible in the side & rear marginal open spaces mentioned above.				
* refer special note	Semi-detached type	15 m	1.5	1.5																																															
*Special Note - Irrespective of the road width on which these plots abuts, the maximum front margin shall be 3.00 m.																																																			
150 sq. m to less than 450 sq. m	Semi Detached type	15 m	1.5	2.25																																															
	Detached type	15 m Above 15 m upto 24 m	2.25 6.00	2.25 6.00																																															
450 sq. m to less than 1000 sq. m	Detached type	15 m	3.00	3.00																																															
		Above 15 m upto 37.5 m	6.00	6.00																																															
1000 sq.m and above	Detached type	15 m	3.00	3.00																																															
		Above 15 m upto 37.5 m	6.00	6.00																																															
		Above 37.5 m upto 60 m	9.00	9.00																																															
		Above 60 m	12.00	12.00																																															
Irrespective of height & length of the buildings, the marginal open spaces more than 12.00 shall not be insisted upon. Long length factor for building above 40m. length shall not be applicable. The provision of dead wall mentioned in sanctioned DCPRs IDP Shall be applicable. No projections of any sort shall be permissible in the side & rear marginal open spaces mentioned above.																																																			

Sr. No.	Regulation	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
		Provision of front open spaces shall be in accordance with sanctioned DCPRs-2019.	
23			<p>New Provision is added as below:</p> <p>Development Control and Promotion Regulations sanctioned for 152 villages of NAINA vide Notification No-TPS-1215/245/CR-332/215/SM/UD-12, dated 27/04/2017 which are made applicable to 23 revenue villages of NAINA by Government vide Notification No-TPS-1717/2750/CR-91/19/UD-12, dated 06/01/2020 ('hereinafter referred as DCPR-2019') under section 37(IAA) read with section 154 of the Maharashtra Regional & Town Planning Act, 1966, NAINA has proposed modifications under Section 37 of the said Act in the DCPR, 2019 after sanctioned the modification by government, it would be appropriate to apply the regulation as per the modification in the Development Control Regulation of NAINA and same also shall be applicable for all sanctioned Town Planning Scheme hereafter.</p>

Schedule – IV
Preliminary Town Planning Scheme NAINA No. 3
Accompaniment to the Notification No. TPS-1222/2186/CR-151/12/UD-12, Date:- 29th November, 2022.

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
1	26	The Green Belts provided along the river Kalundre shall be developed by planting big trees of green canopy with perennial foliage within a reasonable time frame.	Sanctioned with Some Changes as Follows: The Green Belts provided along the river Kalundre and Final Plot No.7,8,16 for the purpose of Park shall be developed by planting big indigenous trees of green canopy with perennial foliage within a reasonable time frame.
2	37	The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation.	Sanctioned with Some Changes as Follows: The Irrigation Department has prescribed revised Blue and Red Flood Lines and in view of this, FPs bearing numbers 327, 335 A & B, 344 to 355, 359 and 360 are newly affected. However, 20 m scheme road running east-west in-between these FPs and the river is in embankment and hence, will act as bund to prevent the flood water. The SPA, NAINA shall, in addition, reclaim this portion of land to protect these FPs from river flood. The Blue and Red Flood lines will then stand shifted along the outer side of the said road after its construction and after the said reclamation. This work shall be carried out with prior permission of irrigation department. The Planning Authority shall construct the flood water holding ponds in the Green Belt in FP No. 337 and

Sr. No.	General/Common Decision No.	Proposal Submitted by the Arbitrator under section 72 (5) and 82 (2) of the M.R.&T.P. Act, 1966 to the Government for Sanction	Modification sanctioned by the Government under Section 86(2) of the M.R.&T.P. Act, 1966
1	2	3	4
			FP No. 343 for holding the flood water of Kalundre River.

Note: General/ Common Decisions which are not appeared above, are confirmed as proposed by Arbitrator.

By order and in the name of the Governor of Maharashtra,

P. M. SHINDE,
Section Officer.